

TEMPORARY WORKING SPACE EASEMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS § KNOW ALL PERSONS BY THESE PRESENTS:

That Cynthia Eason, a single woman, (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$1,800.00) to the undersigned in hand paid by the City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, a right-of-way under, in and along the property described in "Exhibit A-2", attached hereto and made a part hereof by reference for all purposes, for the purpose of working space by storage of machinery; supplies, equipment and material in connection with the construction of a drainage channel.

Any and all trees which lie within this temporary working space may be trimmed of low limbs or removed by the City or its contractor without liability to Grantor if deemed essential to allow for the normal use or passage of construction equipment during the construction of said main or mains.

Upon completion of construction, all surplus excavation, debris, trash or litter resulting from said construction shall be cleaned up and hauled off the premises, and said property, including the fences disturbed, shall be restored as nearly as practicable to its original contour and condition.

It is understood and agreed by Grantor that the consideration herein represents full and adequate consideration for the right-of-way granted, together with any, and all damages, costs and/or inconvenience that may be incident to the construction.

This grant shall be for a term of 547 days, beginning upon notice to proceed with construction from City addressed to the approved construction contractor and terminating upon completion of construction on Grantor's property or expiration of the time period, whichever occurs first, at which time all rights granted under this instrument shall terminate and cease and the described property shall be restored to it's former condition as nearly as possible.

SPECIAL PROVISIONS: "None".

TO HAVE AND TO HOLD the above described property unto the City of Dallas for the purposes hereinbefore provided, and said City or Dallas, its agents, servants and contractors shall have the right to go upon said property for the purpose of a working easement and as an easement for the storage of supplies, materials, machinery and equipment for the term herein provided.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Cynthia Eason

\* \* \* \* \*

STATE OF TEXAS       §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on \_\_\_ day of \_\_\_\_\_, 2023  
by Cynthia Eason.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Dallas Water Utilities  
Real Estate Division  
1500 Marilla Street, 4AN  
Dallas, Texas 75201  
Attention: Byron Cole

TWSE Log No. DWU 856

Field Notes Describing  
400 Square Foot (0.009 Acre)  
Temporary Workspace Easement  
Part of Lot 2, Block B/6431  
Cynthia Eason  
City of Dallas, Dallas County, Texas

Exhibit A-1

**BEING** a 400 square feet or 0.009 acres of land situated in the William Mooneyham Survey, Abstract Number 946, in the City of Dallas, Dallas County, Texas and being part of Lot 2, Block B/6431 of the Chapel Downs Fourth Section recorded in Volume 51, Page 165 of Deed Records of Dallas County Texas and conveyed to Cynthia Eason by deed recorded in Volume 95057, Page 132 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod set in the northwest corner of said Lot 2, being the northwest corner of said 0.009 acre tract, being the southwest corner of Lot 3, Block B/6431 Chapel Downs Fourth Section, recorded in Volume 51, Page 165 of Deed Records of Dallas County, Texas and conveyed to Virginia Velez-Lopez by deed recorded in Instrument Number 202000348561 of the Official Public Records of Dallas County, Texas, being in the east line of a 15-foot alley dedicated by plat recorded in Volume 22, Page 111 of the Map Records of Dallas County Texas and referenced to a found 1/2-inch iron rod (controlling monument) at the southeast corner of said Lot 3, bearing North 89° 04' 11" East a distance of 125.00 feet and a found 1/2-inch iron rod (controlling monument) at the northeast corner of said Lot 3 bearing North 56°27'02" East at a distance of 148.41 feet;

**THENCE** North 89°04'11" East, a distance 2.00 feet, along the north line of said Lot 2, being the south line of said Lot 3, to a 1/2" iron rod set for the **POINT OF BEGINNING**;

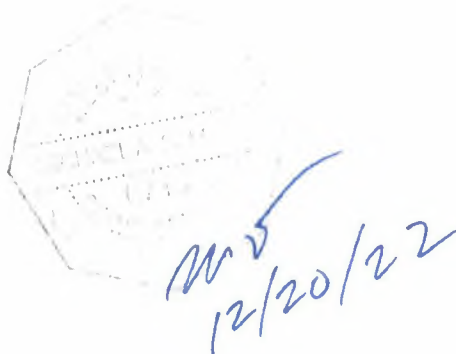
**THENCE** North 89°04'11" East, a distance of 5.00 feet, along the north line of said Lot 2, being the south line of said Lot 3, to a point for the northeast corner of said 0.009 acre tract;

**THENCE** South 00°55'49" East, a distance of 80.00 feet, parallel to the west line of said Lot 2, departing the north line of said Lot 2 being the south line of said Lot 3, to a point being the southeast corner of said 0.009 acre tract, being in the south line of said lot 2, being the north line of lot 1, Block B/6431 of the said Chapel Downs Fourth Section, conveyed to Ciriaco Maldonado and Ma Luz Maldonado by deed recorded in Volume 91252, Page 2388 of the Deed Records of Dallas County;

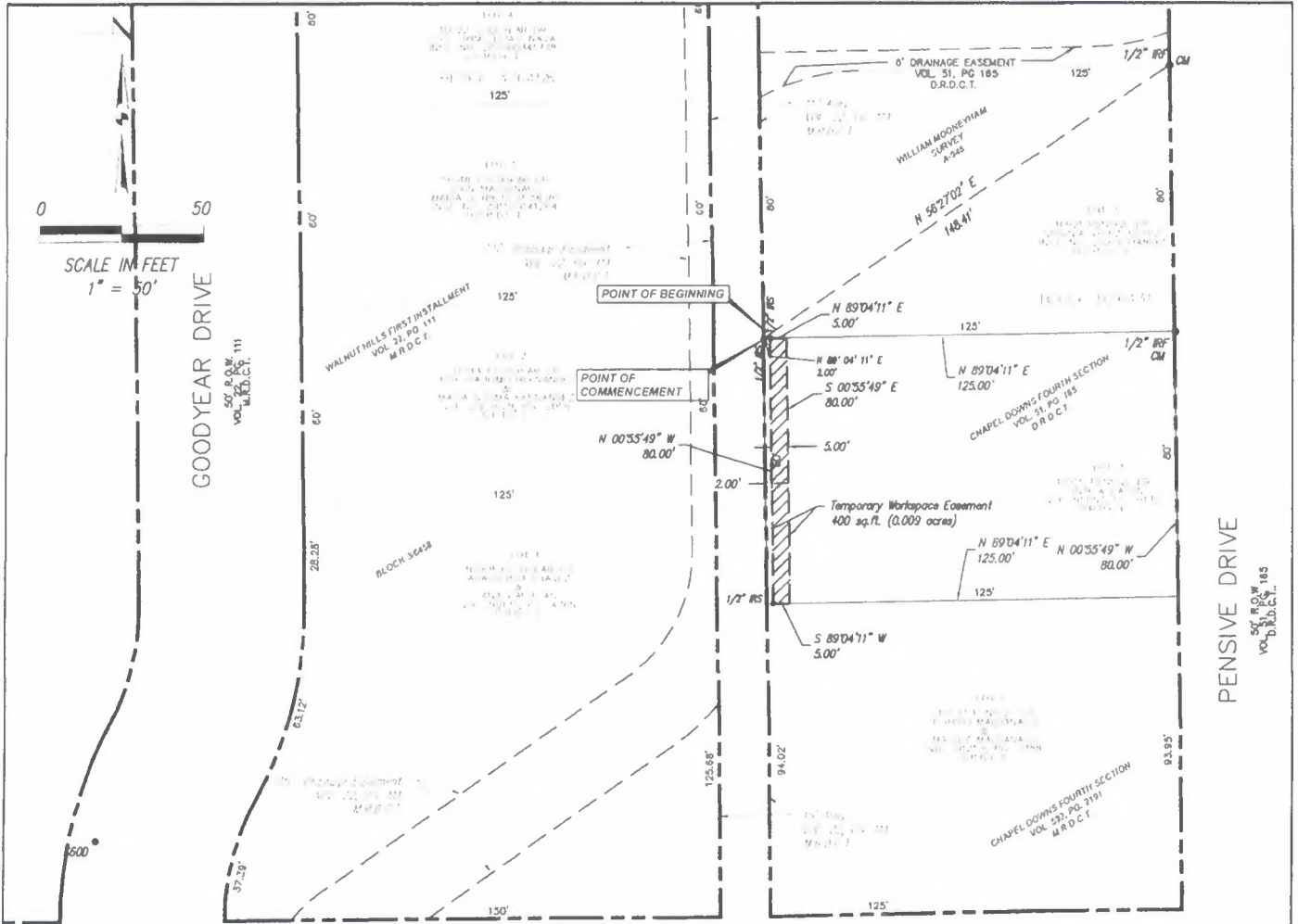
**THENCE** South 89°04'11" West, a distance of 5.00 feet, along the south line of said Lot 2, being the north line of said Lot 1, to a 1/2" iron rod set for the southwest corner of said 0.009 acre tract;

**THENCE** North 00°55'49" West, a distance of 80.00 feet, parallel and 2.00-feet east of the west line of said Lot 2, to the **POINT OF BEGINNING**, containing 400 square feet or 0.009 acres, more or less.

**Basis of Bearings:** State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011)



# Exhibit A-2



WALNUT HILLS FIRST INSTALLMENT  
VOL. 22, PG. 111  
M.R.D.C.T.

**NOTE:**

- Elements denoted "Controlling Monument" indicate a Boundary Control Monument only.
- Basis of Bearings:  
State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. (2011)

SYMBOLS AND ABBREVIATIONS	
● 1/2" IRF	1/2" FOUND IRON ROD
● 60D	SET 60D NAIL
● 1/2" IRS	1/2" IRON ROD SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
C.M.	CONTROLLING MONUMENT
D.C.C.C.R.D.	DALLAS COUNTY CLERK CENTRAL RECORDS DIVISION
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TX
INSTR.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE

*MAS*  
*12/20/22*

MICHAEL A. SALCEDO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6715  
TBPLS FIRM LICENSE 10070800

**Salcedo Group, Incorporated**  
Civil Engineers - Surveyors  
401 Collins Street, Grand Prairie, Texas, 75049  
Phone: (972) 411-5122, Fax: (972) 411-5123, www.salcedogroup.com

FIELD NOTES DESCRIBING  
400 SQUARE FOOT (0.009 ACRE)  
TEMPORARY WORKSPACE EASEMENT  
CHAPEL DOWNS FOURTH SECTION  
PART OF LOT 2, BLOCK B/6431  
CITY OF DALLAS, DALLAS COUNTY, TEXAS